157.0	0004	0010.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	646,400 / 646,400
					USE VALUE:	646,400 / 646,400
					ASSESSED:	646,400 / 646,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
232		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONTE ADRIAN A		
Owner 2:			
Owner 3:			
Street 1:	232 RENFREW ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	QUATIERI ALFRED J & FRANK G/TR -
Owner 2:	ALFRED J QUATIERI REVOCABLE -
Street 1:	232 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 1424 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	256,500	900	389,000	646,400
Total Card	0.126	256,500	900	389,000	646,400
Total Parcel	0.126	256,500	900	389,000	646,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.93 | /Parcel: 453.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 104639

GIS Ref

GIS Ref

Insp Date 05/24/18

!12305!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0004-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,600	900	5,500.	389,000	646,500	646,500	Year End Roll	12/18/2019
2019	101	FV	207,300	900	5,500.	389,000	597,200	597,200	Year End Roll	1/3/2019
2018	101	FV	207,300	900	5,500.	327,900	536,100	536,100	Year End Roll	12/20/2017
2017	101	FV	207,300	900	5,500.	300,100	508,300	508,300	Year End Roll	1/3/2017
2016	101	FV	207,300	900	5,500.	255,600	463,800	463,800	Year End	1/4/2016
2015	101	FV	202,400	900	5,500.	222,300	425,600	425,600	Year End Roll	12/11/2014
2014	101	FV	202,400	900	5,500.	205,600	408,900	408,900	Year End Roll	12/16/2013
2013	101	FV	202,400	900	5,500.	195,600	398,900	398,900		12/13/2012

PRINT

Date	Time
12/11/20	02:24:15

LAST REV

Date	Time
05/29/19	10:53:09

danam

12305

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
QUATIERI ALFRED	64703-378		12/23/2014		548,000	No	No		Alfred J Quatieri d.o.d. 7/1/2014 BK 64703 PG
QUATIERI ALFRED	63255-445		2/7/2014	Convenience	1	No	No		
	10356-447		9/12/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2019	93	Redo Bat	23,000	C				
6/10/2016	794	New Wind	2,307					
3/17/1998	132	Redo Kit	8,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
5/24/2018	MEAS&NOTICE	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
10/16/2008	Meas/Inspect	189	PATRIOT
2/7/2000	Inspected	276	PATRIOT
12/2/1999	Measured	268	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	104639
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.01	7			Topo	-5					389,026						389,000	

Total AC/HA:	0.12626	Total SF/SM:	5500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	389,026	Spl Credit		Total:	389,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348568
Depreciation:	92022
Depreciated Total:	256546

COMMENTS

SCUTTLE SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2		Baths: 1					HB 1		

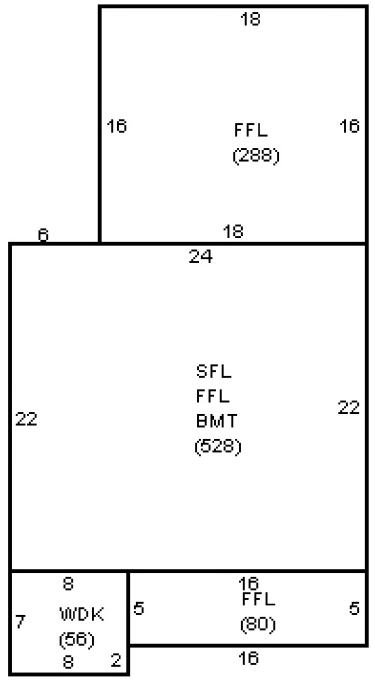
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	127.74
Final Total:	256500	Val/Su SzAd	180.13

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	165.380	148,176
BMT	Basement	528	49.610	26,195
SFL	Second Floor	528	165.380	87,318
WDK	Deck	56	15.680	878

Net Sketched Area:	2,008			Total:	262,567
Size Ad	1424	Gross Are	2008	FinArea	1424

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0004-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10 X 8	A	AV	2008	0.00	T	8.8	101						
19	Patio	D	Y	1	14 X 20	A	AV	2004	3.59	T	12	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900